



An  
Bord  
Pleanála

**Board Order**  
**ABP-321299-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0794E**

**APPEAL** by Winterbrook Homes (Somerville) Limited care of Hughes Planning and Development of 85 Merrion Square, Dublin against the decision made on the 24<sup>th</sup> day of October, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** (i) Demolition of existing two-storey five-bedroom dwelling and removal of existing vehicular entrance from Thormanby Road; (ii) construction of a residential development of 41 number own-door family homes (including one number two-storey three-bedroom house, 28 number three-storey three-bedroom houses, and six number three-bedroom duplex apartments atop six number two-bedroom ground floor apartments) each served by vehicular parking and private amenity space; (iii) provision of a new vehicular entrance via Thormanby Road, internal access road, 55 number vehicular parking spaces (inclusive of accessible/visitor spaces) and five number motorcycle parking spaces; and (iv) all ancillary site and infrastructural works, inclusive of landscaped public open space (1,531 square metres), tree removal/planting, general landscaping, boundary treatments, provision of new pedestrian/public access to cliff walk via eastern site boundary, bicycle parking stores, bin stores, ESB substation, foul/surface water drainage, SuDS and attenuation areas necessary to facilitate the

proposed development at Somerville, Thormanby Road, Howth, County Dublin.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the architectural merit of Somerville, an existing habitable building, its condition, and its valuable contribution to the streetscape of Thormanby Road, the Board is not satisfied that an adequate justification for the proposed demolition of the house has been provided and therefore, the proposed demolition would be contrary to the Fingal County Development Plan 2023–2029. Specifically, the demolition of a structurally sound, habitable building which contributes to the character of the area conflicts with Objectives SPQHO44 and DMSO256, which promote retention and retrofitting over demolition, as well as Heritage Policies HCAP22 and HCAP23, which seek to preserve historic and vernacular buildings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this *3<sup>rd</sup>* day of *April* 2025.